



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

April 28, 2014 Meeting

Time: **5:15 p.m.**

Location: Carmel City Hall **Caucus Rooms**, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Hearing Officer: Alan Potasnik

Agenda:

- A. Call to Order
- B. Reports, Announcements, Legal Counsel Report, and Department Concerns
- C. Public Hearing

1. **(V) Rembusch Residence, Lot Coverage.**

The applicant seeks the following development standards variance for a new house:

Docket No. 14030016 V ZO CH: 23D.03.C.3.c(iii) Max Lot Coverage 45%, 59% requested

The site is located at 410 1st Ave NW. The site is zoned R-2/Residential within the Old Town Overlay Character Sub-area. Filed by David Klain with DB Klain Construction.

2. **(V) Brackenridge Addition, Cool Creek Estates, Sec. 1 Lot 9.**

The applicant seeks the following development standards variance for a home addition:

Docket No. 14040003 V ZO CH:8.04.03.A: 35 ft Min Front Yard Setback, 20 ft requested

The site is located at 1102 Ridge Road and is zoned R-2/Residential. Filed by the owners Dennis Brackenridge & Heidi Shurts.

3. **(V) Singh Fence, Cypress Estates, Lot 2.**

The applicant seeks the following development standards variance for a new fence:

Docket No. 14030011 V ZO CH: 25.02.02: Max Fence Height 6 ft, 8 ft requested

The site is located at 11585 Freeport Dr. The site is zoned R-1/Residential within the Home Place Overlay. Filed by Mona P. Singh, owner.

4. **(V) The Seasons of Carmel, Signage.**

The applicant seeks the following development standards variance approval for a residential complex sign:

Docket No. 13120003 V ZO CH: 25.07.02-01(e)1: Minimum setback from the street R.O.W. 5-ft; request is to place sign within the R.O.W.

The site is located at 9801 Westfield Blvd. The site is zoned Aramore PUD/Planned Unit Development. Filed by Nick Churchill with Pittman Partners.

5. **(V) The Seasons of Carmel, Curbing**

The applicant seeks the following development standards variance approval for a new apartment complex:

Docket No. 14020001 V ZO CH: 27.03.02 Perimeter of Parking Lots & Islands to be Curbed, portions w/ no curbing requested

The site is located at 9801 Westfield Blvd. The site is zoned PUD (Aramore PUD Z-569-12). Filed by Nick Churchill with Pittman Partners.

6-10. TABLED (V) Zeller Carmel (Meridian Mark I & II), Landscape Areas

The applicant seeks the following development standards variances:

- ~~— Docket No. 14020008 V ZO CH: 33.06C.1: US 31 30 ft. Greenbelt, 0 ft. requested~~
 - ~~— Docket No. 14020009 V ZO CH: 33.05A.5: 15 ft. Front Bufferyard along 116th St, 0 ft requested~~
 - ~~— Docket No. 14020010 V ZO CH: 33.05A.5: 15 ft. Front Bufferyard along Pennsylvania St, 0 ft. requested~~
 - ~~— Docket No. 14030008 V ZO CH: 27.08: Number of Parking Spaces for Meridian Mark I Bldg~~
 - ~~— Docket No. 14030009 V ZO CH: 27.08: Number of Parking Spaces for Meridian Mark II Bldg~~
- The site is located at 11611 & 11711 North Meridian Street. The site is zoned B-5 within the US 31 Overlay Zone. Filed by Zeff Weiss with Ice Miller on behalf of the owners.

11-15. TABLED (V) Meridian Plaza Property

The applicant seeks the following development standards variances:

- ~~— Docket No. 14020011 V ZO CH 23B12.A: No Parking Between US 31 & the Build to Line~~
 - ~~— Docket No. 14020012 V ZO CH 33.06C.1: US 31 30 ft Greenbelt, 0 ft requested~~
 - ~~— Docket No. 14020013 V ZO CH: 33.05A.5: 15 ft Front Bufferyard along 103rd St, 0 ft requested~~
 - ~~— Docket No. 14030006 V ZO CH: 27.08: Number of Parking Spaces for Meridian Plaza II Bldg~~
 - ~~— Docket No. 14030007 V ZO CH: 27.08: Number of Parking Spaces for Meridian Plaza III Bldg~~
- The site is located at 10333 & 10401 North Meridian Street. The site is zoned B-5 within the US 31 Overlay Zone. Filed by Zeff Weiss with Ice Miller on behalf of the owners.

- E. Old Business
- F. New Business
- G. Adjournment

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